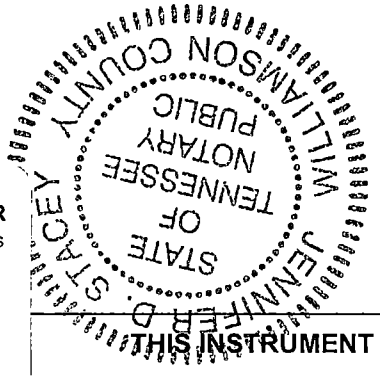
(1)

WARRANTY DEED



Karen Johnson Davidson County
Batch# 862946 **DEEDWARR**
05/26/2022 09:46:21 AM 2 pgs
Fees: $13.00 Taxes: $1,631.70

20220526-0061146

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,000.00

X Amanda Sue Cass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/11/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sumner Title & Escrow, LLC
131 Indian Lake Blvd, Ste 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Sue Cass	Amanda Sue Cass	142 07 0I 035.00
(NAME)	(NAME)	
522 Harpeth Park Drive	522 Harpeth Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Megan Hellmann (fka Megan Mullan) and James Hellmann, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Amanda Sue Cass, an unmarried woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 522, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. Hows of record in Plat Book 5190, page 195 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Plat Book 5190, page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Megan Mullan, unmarried, by Warranty Deed from 7301 Highway 70, LLC, a Tennessee limited liability company, dated 02/15/2017 and recorded 02/22/2017, of record in Instrument 201702220017746, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit of record as Instrument No. 20220519-0057948, said Register's Office. The said Megan Mullan has since married and is now known as Megan Hellmann.

Subject to taxes for 2022 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ 522 Harpeth Park Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging. to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 25th day of May, 2022.

Megan Hellmann (fka Megan Mullan)

James Hellmann

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Megan Hellmann (fka Megan Mullan) and James Hellmann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of May, 2022 .

Notary Public:
My Commission Expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Sumner Title & Escrow, LLC
131 Indian Lake Blvd, Ste 200
Hendersonville, TN 37075